



**GRASSROOTS**  
REALTY GROUP

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**49 Poplar Crescent  
Springbrook, Alberta**

**MLS # A2281464**

**\$189,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 608
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Storage		

<b>Inclusions:</b>	NA
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END UNIT in Quiet Springbrook offering Affordable Living Just Minutes from Red Deer. This charming and well maintained home offers an excellent opportunity for affordable living in the peaceful community of Springbrook. Pride of ownership is evident throughout. The upper level features 3 bedrooms and a full 4-piece bathroom, making it ideal for families, first time buyers, or investors. The bright and spacious main floor showcases beautiful original maple hardwood flooring and a comfortable living area. The updated kitchen provides excellent workspace, a functional island with power, ample pantry storage, and flows seamlessly into the generous dining area. A garden door leads to the west-facing backyard, which is fully landscaped and fenced . Downstairs, the partially finished basement includes a large family room, under stair storage/cold room, and a spacious laundry area, offering great additional living and storage space. Condo fees provide value and include water, sewer, heat, garbage removal, exterior maintenance, professional management, reserve fund contributions, and common area maintenance. Your only additional utilities are electricity and TV/internet. Assigned parking stall #65 completes this fantastic package.